

**TOWN OF DAVIE**  
**TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Marcie O. Nolan, AICP, Acting Development Services Director/  
(954) 797-1101

**PREPARED BY:** Lise Bazinet, Planner II

**SUBJECT:** SPM 6-3-08, Pine Island Montessori, 5499 SW 82 Avenue

**AFFECTED DISTRICT:** District 2

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** SPM 6-3-08, Pine Island Montessori, 5499 SW 82 Avenue

**REPORT IN BRIEF:** The subject site is a 4.6 acres parcel of land located on the westside of Southwest 82nd Avenue. The petitioner is proposing four (4) new prefabricated buildings for the daycare facility. The petitioner has indicated the daycare has been operating on this location since 1988 and is the desire of the owner to improve the facility. Presently, there is a 1,933 square feet prefabricated building on the same location which is 20+ years old and will be removed prior to the installation of the new prefabricated buildings. As indicated by the applicant, the proposed prefabricated buildings will provide more area for teaching and indoor play area.

Vehicular Access is along Southwest 82nd Avenue. Traffic enters the property and maneuvers to the north portion of the facility to the proposed prefabricated buildings. Based on the proposed number of children (120), and the office area, the facility requires a total of 27 parking spaces. The applicant is providing all required parking spaces. In addition, the site plan has been modified in response to a recommendation of the Site Plan Committee, to add a pedestrian area between the proposed parking spaces to access the sidewalk between the buildings.

The applicant is proposing a row of Areca Palms along SW 55th Court (to create a buffer from the adjacent residences) and Firebush for foundation landscaping (in response to a recommendation of the Site Plan Committee). While there is no specific Code requirement for landscaped buffers in the CF District, Staff has recommended that the applicant use a native species for the buffer, such as Firebush or Cocoplum, instead of Areca Palms. The proposed landscape plan does not provide for the removal of invasive

exotic plant species as required by Section 12-102(O) of the Land Development Regulations.

Note that this parcel was the subject of Code Compliance Case #07-307 involving hurricane-damaged trees and landscaping along SW 55th Court. Case #07-307 resulted in a Consent Agreement, dated April 10, 2007 (see attached).

**PREVIOUS ACTIONS:** N/A

**CONCURRENCES:** At the July 8, 2008 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Lee, to approve based on staff's comments and additionally 1) to add a sidewalk between the buildings that would exit out to the parking area; therefore, the parking spaces would have to be redistributed differently in order to accomplish that; and 2) that the landscape plan be brought back to the Committee – that the site plan could advance to Council, however, the landscape plan should come back to the Committee prior to issuance of a permit. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 5-0)**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):** Staff finds the application complete and suitable for transmittal to the Town Council for further consideration with following conditions:

Prior to the issuance of a **Building Permit**:

1. Provide a stabilized access around the site and add signage indicating Fire Department access.
2. Provide a sprinkler system for all modular buildings.
3. Show all hydrant locations on and near property and upgrade existing 2 inch hydrant line in front of the school.
4. Show fire alarm plans and occupancy calculations.
5. If a well is required in addition to the hydrant, well checks shall be required and provided to the Town Fire Department.

Prior to the issuance of a **Certificate of Occupancy** for the new prefabricated buildings, remove all invasive exotic plant species from the property.

**Attachment(s):** Planning Report, Code Enforcement Consent Agreement, Site Plan

**Exhibit “A”**

**Application:** SPM 6-3-08/08-100/Pine Island Montessori

**Original Report Date:** 6/27/08

**Revision(s):**

07/11/08

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning & Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owner:**

**Name:** Pembroke Park Child Care Center, Inc.

**Address:** 5499 NW 82<sup>nd</sup> Avenue

**City:** Davie, Florida, 33328

**Phone:** (954) 434-0405

**Petitioner:**

**Name:** Tara-Lynn Patton

**Address:** 10805 Gleneagles Road

**City:** Boyton Beach, Florida, 33436

**Phone:** (561) 337-0878

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**Background Information**

**Application Request:** The petitioner requests site plan modification approval for four (4) new prefabricated buildings

**Address:** 5499 SW 82<sup>nd</sup> Avenue

**Location:** Generally located on the northwest corner of SW 82<sup>nd</sup> Avenue and SW 55<sup>th</sup> Court

**Future Land Use Plan Map:** Residential 3 DU/Acre

**Existing Zoning(s):** CF, Community Facility

**Existing Use(s):** School Facility

**Parcel Size:** Approximately 4.6 acres (204,601 square feet)

**Proposed Use(s):** Day Care Facility

**Proposed Density:** n/a

**Surrounding Land**

| <b><u>Designation:</u></b> | <b><u>Surrounding Uses:</u></b> | <b><u>Use</u></b>  | <b><u>Plan</u></b> |
|----------------------------|---------------------------------|--------------------|--------------------|
| <b>North:</b><br>DU/Acre   | Single-Family Residential       | Residential        | 3                  |
| <b>South:</b><br>DU/Acre   | Single-Family Residential       | Residential        | 3                  |
| <b>East:</b>               | Single-Family Residential       | Commercial         |                    |
| <b>West:</b>               | Church                          | Community Facility |                    |

|               |                                       |
|---------------|---------------------------------------|
|               | <b><u>Surrounding Zoning:</u></b>     |
| <b>North:</b> | R-3, Low density Dwelling District    |
| <b>South:</b> | R-3, Low density Dwelling District    |
| <b>East:</b>  | B-3, Planned Business Center District |
| <b>West:</b>  | CF, Community Facility                |

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## **Zoning History**

### **Related Zoning History:**

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

**Concurrent Request on same property:** None

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## **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-24(J)), Community Facilities (CF) District.* The CF District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

*Land Development Code (Section 12-54), Nonresidential Performance Standards for CF, Commercial Facility District,* requires the minimum of 30% landscape surface ratio and maximum height of 35ft.

*Land Development Code (Section 12-83),* Minimum setbacks are 50 ft. front; 25 ft. side, and 25 ft. rear. Maximum height is 35 ft. Maximum building coverage is 40%. Minimum open space is 40%.

*Land Development Code (Section 12-208 (A)(22)),* Requirements for off-street parking, for Child care center, day nursery, kindergarten, preschool requires one (1) space for each 5 children based on licensed child care capacity plus one (1) space per 300 square feet of office area.

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## **Comprehensive Plan Considerations**

### **Planning Area:**

The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-

scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a Girl Scout campground facility, and a private school.

**Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 102.

**Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Policy 5-2:* The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Element, Policy 17-1:* Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

*Future Land Use Plan, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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**Application Details**

The petitioner's submission indicates the following:

1. *Site:* The subject site is a 4.6 acres parcel of land located on the westside of Southwest 82<sup>nd</sup> Avenue. The petitioner is proposing four (4) new prefabricated buildings for the daycare facility. The petitioner has indicated the daycare has been operating on this location since 1988 and is the desire of the owner to improve the facility. Presently, there is a 1,933 square feet prefabricated building on the same location which is 20+ years old and will be removed prior to the installation of the new prefabricated buildings. The proposed prefabricated buildings will provide more area for teaching and indoor play area. The total square footage does not exceed plat restrictions.
2. *Architecture:* The four (4) new prefabricated buildings are designed with rectangular doors and windows with a galvanized metal finish. Mechanical equipment for the building is to be attached on the side elevation, opposite of Southwest 82<sup>nd</sup> Avenue. The proposed color of the trailers is a Peach Tan, matching the existing building, to be consistent with the overall project.
3. *Access and Parking:* Vehicular Access is along Southwest 82<sup>nd</sup> Avenue. Traffic enters the property and maneuvers to the north portion of the facility to the proposed prefabricated buildings. Based on the proposed number of children (120), and the office area, the facility requires a total of 27 parking spaces. The applicant is providing all required parking spaces. In addition, the site plan has

been modified in response to a recommendation of the Site Plan Committee, to add a pedestrian area between the proposed parking spaces to access the sidewalk between the buildings.

4. *Landscaping:* The applicant is proposing a row of Areca Palms along SW 55<sup>th</sup> Court (to create a buffer from the adjacent residences) and Firebush for foundation landscaping (in response to a recommendation of the Site Plan Committee). While there is no specific Code requirement for landscaped buffers in the CF District, Staff has recommended that the applicant use a native species for the buffer, such as Firebush or Cocoplum, instead of Areca Palms. The proposed landscape plan does not provide for the removal of invasive exotic plant species as required by Section 12-102(O) of the Land Development Regulations.
5. *Compatibility:* The proposed four (4) new prefabricated buildings are compatible with both existing and allowable uses on and adjacent to this property.

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## **Significant Development Review Agency Comments**

The following comments represent significant comments made by the Development Review Committee as part of the review process:

### **Fire Department:**

1. All trailers/modulars shall have a sprinkler system.
2. Provide a stabilized access around the site and add signage indicating FD access.
3. Show all hydrant locations on and near property and upgrade existing 2 inch hydrant line in front of the school.
4. At building permit, show fire alarm plans and occupancy calculations.
5. If a well shall be required in addition to the hydrant, well checks will be required and provided to the Town Fire Department.

### **Engineering Division:**

1. A traffic analysis is required to verify that the existing parking area and vehicle stacking is adequate for proposed site during peak school hours prior to building/engineering permit issuance.

### **Landscaping:**

1. While there is no specific Code requirement for landscaped buffers in the CF District, Staff has recommended that the applicant use a native species for the buffer, such as Firebush or Cocoplum, instead of Areca Palms.
2. The proposed landscape plan does not provide for the removal of invasive exotic plant species as required by Section 12-102(O) of the Land Development Regulations.

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## **Public Participation**

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room located at 6591 Orange Drive on May 1, 2008 and May 6, 2008. Attached is the petitioner's Citizen Participation Report.

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## **Staff Analysis**

The submitted site plan is zoned CF, Community Facility District and is designated Residential 3 DU/AC on the Town of Davie Future Land Use Map. The petitioner's proposed prefabricated buildings are permitted in both zoning district and land use category.

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## **Findings of Fact**

Staff finds that the site plan modification complies with the general purpose and intent of the CF, Community Facility District regulations, and Town of Davie Comprehensive Plan. The proposed site plan modification is compatible with the surrounding uses and properties.

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## **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration with following conditions:

Prior to the issuance of a **Building Permit**:

1. Provide a stabilized access around the site and add signage indicating Fire Department access.
2. All trailers/modulars shall have a sprinkler system.
3. Show all hydrant locations on and near property and upgrade existing 2 inch hydrant line in front of the school.
4. At building permit, show fire alarm plans and occupancy calculations.
5. If a well shall be required in addition to the hydrant, well checks shall be required and provided to the Town Fire Department.

Prior to the issuance of a **Certificate of Occupancy** for the new prefabricated buildings:

1. Remove all invasive exotic plant species from the property

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## **Site Plan Committee Recommendation**

At the July 8, 2008 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Vice-Chair Lee, to approve based on staff's comments and additionally 1) to add a sidewalk between the buildings that would exit out to the parking area; therefore, the parking spaces would have to be redistributed differently in order to accomplish that; and 2) that the landscape plan be brought back to the Committee – that the site plan could advance to Council, however, the landscape plan should come back to the Committee prior to issuance of a permit. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 5-0)**

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## **Town Council Action**

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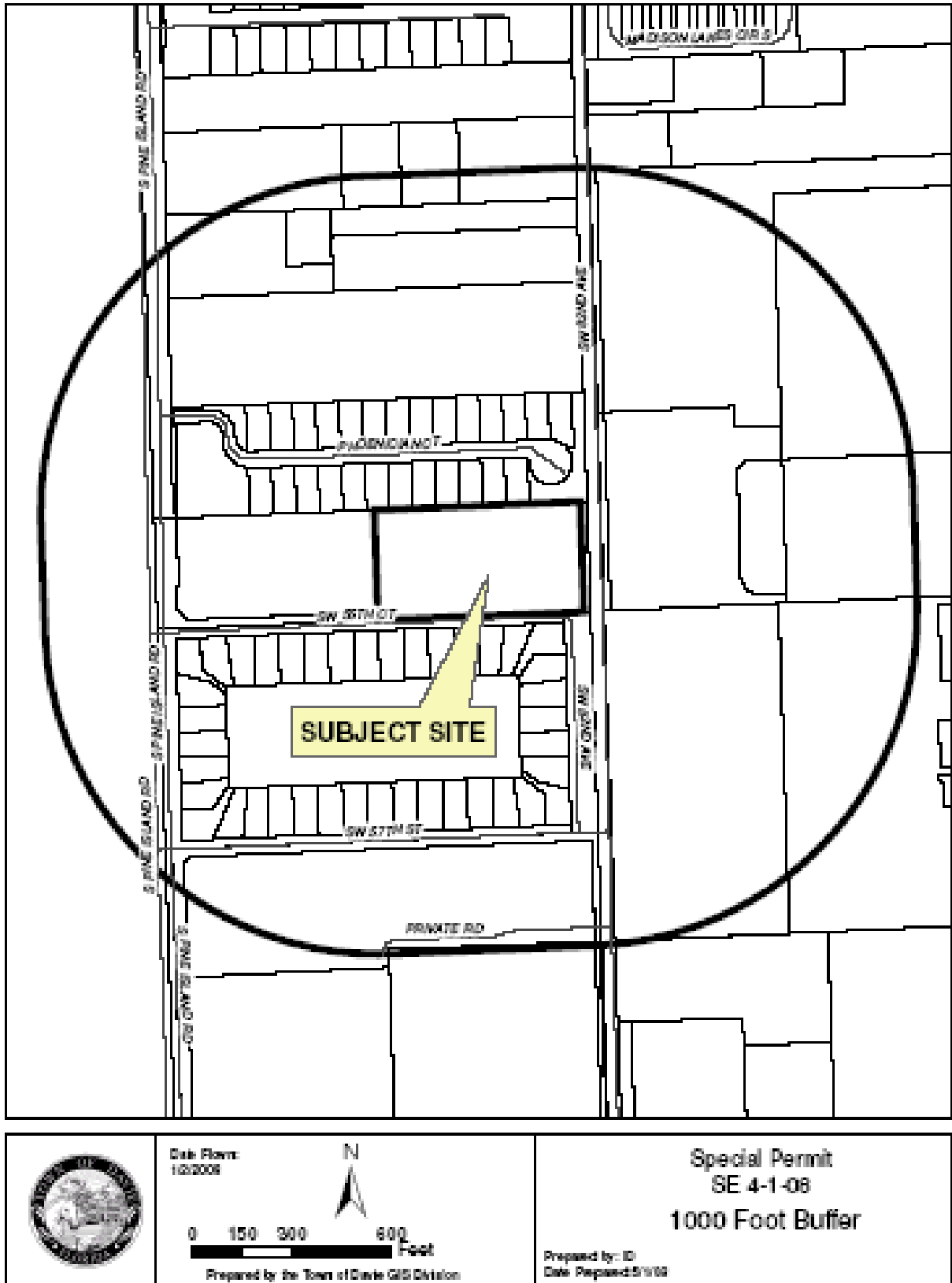
## **Exhibits**

1. 1,000' Mail-out Radius Map
  2. Properties within 1,000' of the Subject Site
  3. Public Participation Notice
  4. Public Participation Sign-in Sheets
  5. Public Participation Report
  6. Plans of prefabricated building
  7. Future Land Use Plan Map
  8. Aerial, Zoning, and Subject Site Map
  9. Consent Agreement
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Prepared by: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_

*File Location: P&Z\Development Applications\Applications\SPM\_Site Plan Mod\SPM\_08\SPM 6-3-08 Pine Island  
Montessori*

Exhibit 1 (1,000 Mail-out Radius Map)



**Exhibit 2 (Properties within 1,000' of the subject site)**

**SPM 6-3-08**

AGUERRE-BENNETT, LOURDES D &  
BENNETT, HENRY L  
8310 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**

ALFASSA, STELLA REV TR  
5690 S PINE ISLAND ROAD  
DAVIE FL 33328-5935

**SPM 6-3-08**

APPEL, ALAN J & CHERYL L  
8321 SW 57TH ST  
DAVIE FL 33328-6014

**SPM 6-3-08**

ASHLEY, IVAN K & BETH  
5591 SW 82ND AVE  
DAVIE FL 33328-5207

**SPM 6-3-08**

ATLANTIC COAST REAL ESTATE LLC  
610 LIDO DR  
FORT LAUDERDALE FL 33301

**SPM 6-3-08**

BABYAK, PAUL M & ROSEMARIE  
8365 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**

BELL, PALMER LEE  
8411 SW 57 ST  
DAVIE FL 33328-6016

**SPM 6-3-08**

BENGOZI, ANAT  
8350 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**

BRAMAN, JOYCE &  
BRAMAN, PAUL  
5600 S PINE ISLAND ROAD  
DAVIE FL 33328-5935

**SPM 6-3-08**

BROWARD COUNTY  
BOARD OF COUNTY COMMISSIONERS  
115 S ANDREWS AVE ROOM 326  
FORT LAUDERDALE FL 33301-1801

**SPM 6-3-08**

BUBANI, CAROL EDNA  
KILLIAN, ROSINA &  
KILLIAN, MICHAEL  
5531 SW 82 AVE  
DAVIE FL 33328-5207

**SPM 6-3-08**

CAPITA, MARIE C &  
PAUL, EDRIK  
8205 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**

CATHEDRAL OF PENTECOST INC  
5500 PINE ISLAND DR  
DAVIE FL 33328-4300

**SPM 6-3-08**

CAZEAU, KEN & BERNADETTE  
5230 S PINE ISLAND ROAD  
DAVIE FL 33328

**SPM 6-3-08**

CENTRAL BROWARD WATER CONTROL  
DISTRICT  
8020 STIRLING ROAD  
HOLLYWOOD FL 33024

**SPM 6-3-08**

CERNA, CESAR A &  
CERNA-CHIRINOS, MARIA R  
8420 SW 55 CT  
DAVIE FL 33328

**SPM 6-3-08**

CHOVOOR, ALEXANDER G &  
CHOVOOR, SUSAN A  
8385 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**

CIACCI, JOSEPH &  
CIACCI, HONG YING LISA  
8201 SW 57 ST  
DAVIE FL 33328-6018

**SPM 6-3-08**

CULVER, TINA S TRSTEE  
TINA S CULVER REV LIV TR  
8330 SW 55 CT  
DAVIE FL 33328-5209

**SPM 6-3-08**

DAVIE SQUARE LLC  
1645 SE 3 CT #200  
DEERFIELD BEACH FL 33441-4465

**SPM 6-3-08**

DEERWOOD ESTATES INC  
11441 INTERCHANGE CIR S  
MIRAMAR FL 33025

**SPM 6-3-08**

DELAND, ROBERT E & GENEVIEVE  
8400 SW 55TH CT  
DAVIE FL 33328-5211

**SPM 6-3-08**

DIAZ, JAQUELIN &  
DIAZ, NOBEL  
8330 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**

DO, SOON SHIN  
8325 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**

DUNN, LAURETTE &  
SEMOY, ROAN L & LISA  
8430 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**

FALLOON, GORDON & HELEN  
8225 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**

GALLAGHER, ALBERT JOHN &  
KAREN P  
8310 SW 55TH CT  
DAVIE FL 33328-5209

**SPM 6-3-08**

GLICKMAN, MARC  
6180 SW 56 CT  
DAVIE FL 33314

**SPM 6-3-08**

GOLDSTEIN, LUIS  
8425 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**

GONZALEZ, EFRAIN &  
GONZALEZ, MYRNA  
10551 NW 8 ST  
PEMBROKE PINES FL 33026-3947

**SPM 6-3-08**  
GOODMAN,GILBERT LEE & BOBBIE  
L  
5501 SW 82ND AVE  
DAVIE FL 33328-5207

**SPM 6-3-08**  
HERMANN-NAVIN,BONITA &  
NAVIN,GERALD  
5241 SW 82 AVE  
DAVIE FL 33328

**SPM 6-3-08**  
HOYT,GENE A & TERRI L  
12301 NW 4TH ST  
PLANTATION FL 33325-2425

**SPM 6-3-08**  
JIMENEZ,CARLOS A & CANDACE C  
8410 SW 55 CT  
DAVIE FL 33328-5211

**SPM 6-3-08**  
LACHANCE,SEAN &  
SEBREGANDIO,JOELLE  
8405 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
LORD,NANCY C  
8220 SW 55 CT  
DAVIE FL 33328-5200

**SPM 6-3-08**  
MARINO,JOSE L &  
MARINO,SANDRA  
8221 SW 57 ST  
DAVIE FL 33328-6018

**SPM 6-3-08**  
MATHEW,LIZZAMMA & JENNIS P  
8345 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
NAUGLE,SHAREE L  
5301 SW 82 AVE  
DAVIE FL 33328-5203

**SPM 6-3-08**  
OMEGA,REYNALD &  
GUSTAVE-OMEGA,ROUDIE  
8465 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
GRESELY,LUIS A & MARIA T  
5631 SW 82ND AVE  
DAVIE FL 33328-6001

**SPM 6-3-08**  
HOME DEPOT USA INC  
% NW BLDG C 20 FLR  
2455 PACES FERRY ROAD  
ATLANTA GA 30339

**SPM 6-3-08**  
IRYN FARM LLC  
3351 SW 57 PL  
FORT LAUDERDALE FL 33312

**SPM 6-3-08**  
KASSE,RICKI  
8230 SW 55TH CT  
DAVIE FL 33328-5200

**SPM 6-3-08**  
LAGUARDIA,ANALYN  
8370 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
LUNETTA,CARL &  
LUNETTA,ARLENE  
8210 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
MARKEY,DONNA &  
MARKEY,KEVIN  
8270 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
MCKENZIE,KANDIS LE  
KANDIS R MCKENZIE REV LIV TR  
8445 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
NAVIN,GERALD F  
NAVIN,BONITA  
5251 SW 82 AVE  
DAVIE FL 33328-5201

**SPM 6-3-08**  
PEAK,DONALD B & MARTHA D  
8320 SW 55TH CT  
DAVIE FL 33328-5209

**SPM 6-3-08**  
HARRIS,ROBERT A & LYNDA  
ALBERTS,ANNA BELLE  
8210 SW 55TH CT  
DAVIE FL 33328-5200

**SPM 6-3-08**  
HOOTEN,CHAD &  
HOOTEN,PAMELA  
8231 SW 57 ST  
DAVIE FL 33328-6018

**SPM 6-3-08**  
JEWISH FEDERATION OF BROW CO  
5890 S PINE ISLAND RD  
DAVIE FL 33328

**SPM 6-3-08**  
KUTTIYANI,JOY & ALISHA  
8305 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
LEVY,LAWRENCE I & PAMELA FAM TR  
8421 SW 57 ST  
DAVIE FL 33328-6016

**SPM 6-3-08**  
MALONEY,HOWARD H &  
MALONEY,CLAUDETTE Y  
8390 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
MATHEW,KUNGIMON  
MATHEW,MINI  
8410 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
MELGAR,EDUARDO & NORA  
8285 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
NEWLAND,NORVAL A & DEBORAH  
L  
8300 SW 55TH CT  
DAVIE FL 33328-5209

**SPM 6-3-08**  
PEMBROKE PARK CHILD CARE  
CENTER  
5499 SW 82 AVE  
DAVIE FL 33328-5205

**SPM 6-3-08**  
PENA,LUIS &  
PENA,LUZ M  
5590 S PINE ISLAND ROAD  
DAVIE FL 33328-5931

**SPM 6-3-08**  
PENA,YOLANDA  
5601 SW 82 AVE  
DAVIE FL 33328-6001

**SPM 6-3-08**  
PEREZ,ANTONIO P & RENELLYS  
8211 SW 57 ST  
DAVIE FL 33328-6018

**SPM 6-3-08**  
PEREZ,GRACIELA  
8341 SW 57 ST  
DAVIE FL 33328

**SPM 6-3-08**  
PHOENICIAN COVE HOA INC  
11441 INTERCHANGE CIR S  
MIRAMAR FL 33025

**SPM 6-3-08**  
PRICE,JASON THOMAS & TAMARA L  
8265 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
REEP,CHERYL &  
REEP,ROBERT  
8401 SW 57 ST  
DAVIE FL 33328-6016

**SPM 6-3-08**  
RIMONDI,JOSEPH & NORA  
8440 SW 55TH CT  
DAVIE FL 33328-5211

**SPM 6-3-08**  
ROSS,ROBERT A LE  
ROSS,JOHN & SMITH,EMILIE  
5560 S PINE ISLAND RD  
DAVIE FL 33328-5931

**SPM 6-3-08**  
ROXBY,MAURA A  
8340 SW 55 CT  
DAVIE FL 33328

**SPM 6-3-08**  
SCHUMACKER RECREATION CO LLC  
4380 OAKES ROAD STE 802  
DAVIE FL 33314

**SPM 6-3-08**  
SEIDLE,W D & SEIDLE,BETTY &  
SEIDLE,R K & SEIDLE,M A  
2900 NW 36 ST  
MIAMI FL 33142-5156

**SPM 6-3-08**  
SHANNON,DANIEL & JOLI  
8245 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
SHOEMAKER,LINDA T  
8331 SW 57 ST  
DAVIE FL 33328-6014

**SPM 6-3-08**  
SILVERMAN,RICHARD S  
8241 SW 57 ST  
DAVIE FL 33328-6018

**SPM 6-3-08**  
SIMMONS,RONALD J & LINDA T  
8301 SW 57TH ST  
DAVIE FL 33328-6014

**SPM 6-3-08**  
SOUTH BROWARD JEWISH FED  
HOUSING  
5701 SW 82 AVENUE  
DAVIE FL 33328-6021

**SPM 6-3-08**  
SULIVERES,JESSE  
5240 SW 82 AVENUE  
DAVIE FL 33328-5202

**SPM 6-3-08**  
SUNRISE COMMUNITY INC  
% LESLIE W LEECH JR  
9040 SUNSET DR  
MIAMI FL 33173

**SPM 6-3-08**  
THOMAS,DONALD J & MARIE ANNE  
5530 S PINE ISLAND RD  
DAVIE FL 33328-5931

**SPM 6-3-08**  
UNDERWOOD,JOSEPH & NANCY  
8250 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
VO,CUONG &  
LE,HUONG  
8230 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
WERBIN,MARIO  
8251 SW 57TH ST  
DAVIE FL 33328-6018

**SPM 6-3-08**  
WILSON,JONATHAN & JENNIFER  
8240 SW 55 CT  
DAVIE FL 33328-5200

**SPM 6-3-08**  
WU,BEN RONG & AI SHAO  
8290 PHOENICIAN CT  
DAVIE FL 33328

**SPM 6-3-08**  
YLEDUARDO & MARIANA  
8311 SW 57 ST  
DAVIE FL 33328-6014

**SPM 6-3-08**  
ZAIDI,TAYYAB  
1200 NW 10TH AVE  
MIAMI FL 33136-2206

**SPM 6-3-08**  
Current Occupant  
5325 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5503 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5511 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5519 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5527 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5535 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5543 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5551 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5559 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5595 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5585 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5575 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5605 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5609 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5615 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5619 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5625 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5635 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5655 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5665 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5669 University Dr  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5490 Pine Island Rd  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8440 SW 55 Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5530 Pine Island Rd  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5560 Pine Island Rd  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5590 Pine Island Rd  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5600 Pine Island Rd  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5630 Pine Island Rd  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5690 Pine Island Rd  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8421 SW 57 St  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8411 SW 57 St  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8401 SW 57 St  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8341 SW 57 St  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8331 SW 57 St  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8321 SW 57 St  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8311 SW 57 St  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8301 SW 57 St  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8251 SW 57 St  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8241 SW 57 St  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8231 SW 57 St  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8221 SW 57 St  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8211 SW 57 St  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8201 SW 57 St  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5631 SW 82 Ave  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5601 SW 82 Ave  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5591 SW 82 Ave  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5561 SW 82 Ave  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5531 SW 82 Ave  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5501 SW 82 Ave  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8210 SW 55 Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8220 SW 55 Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8230 SW 55 Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8240 SW 55 Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8300 SW 55 Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8310 SW 55 Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8320 SW 55 Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8330 SW 55 Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8340 SW 55 Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8400 SW 55 Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8410 SW 55 Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8420 SW 55 Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8430 SW 55 Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8205 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8225 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8245 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8265 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8285 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8305 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8325 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8345 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8365 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8385 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8405 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8425 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8445 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8465 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8210 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8230 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8250 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8270 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8290 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8310 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8330 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8350 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8370 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8390 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8410 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
8430 Phoenician Ct  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5230 S Pine Island Rd  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5253 SW 82 Ave  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5251 SW 82 Ave  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5301 SW 82 Ave  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5351 SW 82 Ave  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5449 SW 82 Ave  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5701 SW 82 Ave  
Davie, FL 33328

**SPM 6-3-08**  
Current Occupant  
5500 SW 82 Ave  
Davie, FL 33328

Exhibit 3 (*Public Participation Notice*)

**MEETING NOTICE**  
**CORRECTION**

Pembroke Park Child Care Center, Inc. (aka Pine Island Montessori)  
5499 SW 82<sup>nd</sup> Avenue  
Davie, FL 33328

April 28, 2008

RE: Citizen Participation Plan Meeting for Pembroke Park Child Care Center, Inc.  
(aka Pine Island Montessori)  
Town of Davie Project Number: SE 4-1-08

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to the Pembroke Park Child Care Center, Inc, otherwise known as Pine Island Montessori. We, the petitioner, Pine Island Montessori, are requesting to replace the existing, large sized trailer that is on our property and replace it with four (4) newer and smaller sized trailers. This will enable the school to have new classroom and storage space, as the existing trailer has aged and has been in place for over 20 years.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send a notice to all property owners within 1,000 feet of the subject site prior to the Town initiating their review of the application. We have scheduled the following meetings:

**First Citizen Participation Meeting:**

**Date: Thursday, May 1, 2008**

**Time: 6:00 pm – 7:00 pm**

**Location: Town of Davie-Town Hall-Community Room-8591 Orange Drive Davie, FL 33314**

**Second Citizen Participation Meeting:**

**Date: Tuesday, May 6, 2008**

**Time: 6:00 pm – 7:00 pm**

**Location: Town of Davie-Town Hall-Community Room-8591 Orange Drive Davie, FL 33314**

If you wish to submit written comments, please send them to:

Tara-Lynn Patton, Land Planner (Agent for Pine Island Montessori)  
Planning and Entitlements, LLC  
10805 Gleneagles Road  
Boynton Beach, FL 33436  
561-337-0878

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,



Tara-Lynn Patton, Land Planner  
Planning and Entitlements, LLC on behalf of Pine Island Montessori

Exhibits 4 (Public Participation Sign-In Sheet)

SIGN IN SHEET-PINE ISLAND MONTESSORI  
PUBLIC PARTICIPATION MEETING I  
MAY 1, 2008 - 6:00 P.M.

| NAME                 | ADDRESS                                   | PHONE          |
|----------------------|---|----------------|
| Ann Marie Lopez      | 5500 SW 43rd St<br>DAVIE FL 33314         | 954-483-4507   |
| Steve Eggeron        | 1900 S. Ocean Dr., #306<br>FTL, FL 33316  | 954-522-2711   |
| Mary Jane Knott      | 7951 NW 4 Street<br>Plantation, FL 33324  | 954-257-2845   |
| Loukine Lundenberger | 6330 Mayo St.<br>Hollywood, FL 33023      | 954-981-4564   |
| Breanna Batchelor    | 5500 S Pine Island Rd.<br>Davie, FL 33328 | 954-770-6720   |
| Xaon W. Batchelor    | (SAME AS ABOVE)                           | (954) 770-6681 |
| Bob DeLand           | 8400 SW 55 CT<br>DAVIE FL                 | 954-434-0055   |
| Bob Harris           | 8210 SW 55 CT<br>DAVIE FL                 | 954-434-3801   |
| Genevieve DeLand     | 8400 SW 55th Ct                           | 954-434-8055   |
| M/4 BILL GARFINKLE   | 7100 LEE ST<br>HWD 33064                  | 954-981-3512   |
| GREG LEONARD         | 110 6230 WILES RD<br>Coral SPGS 33067     | 954-341-8598   |
| EDDIE LEONARD        | 1521 CATHEDRAL DR. MARGATE FL,            | #33063         |
| Louella Leonard      | " "                                       | 954-973-4679   |
| Ricki Kasse          | 8230 SW 55 Ct.<br>Davie, FL               | 954-434-6365   |
| NANCY LORO           | 8220 SW 55 CT<br>DAVIE, FL                | 954-434-1143   |

SIGN IN SHEET-PINE ISLAND MONTESSORI  
PUBLIC PARTICIPATION MEETING I  
MAY 1, 2008 - 6:00 P.M.

| NAME                    | ADDRESS          | PHONE        |
|-------------------------|------------------|--------------|
| JAMES & MARILYN McNEELY | 9600 NW 32nd Ave | 754 931-4407 |
| Amanda Steigeler        | 9220 SW 54th St. | 954-479-7301 |
| Mary Hunter             | 3013 SW 54 St.   | 954 966-2616 |
| Alejandra Gamboa        | 1405 S. 17 Ave   | 786-539-8222 |
| Angela Peryea           | 2840 Azalea Dr.  | 954-548-6233 |
| Sharon Schnurman        | 8300 S.W. 28 St. | 954 540-8639 |
| Nikki Arufe             | 2471 SW 52 St.   | 954 964 6631 |
| MARY + BARBARA SALAMIDA | 1106 SW 30th Ave | 954 472 0802 |
| Susan LeSage            | 17851 SW 4th Ct. | 954-444-5050 |
| Kymberly Holcomb        | 17851 SW 4th Ct  | 954-214-0625 |

PINE ISLAND MONTESSORI  
PUBLIC PARTICIPATION MEETING II  
MAY 6, 2008

| NAME             | ADDRESS                           | PHONE NUMBER   |
|------------------|-----------------------------------|----------------|
| Wendy Garfinkle  | 7100 Lee St                       | 954-981-3512   |
| Sharon Schurman  | 8300 SW 28th St                   | 954-540-8639   |
| Mary Hunter      | 3013 SW 54th St                   | 954-966-2616   |
| Angela Peyra     | 2840 Azalea Dr.                   | 954-518-6233   |
| Amanda Steigle   | 9220 SW 54th St                   | (954) 479-7301 |
| AnnMarie Lopez   | 5580 S.W. 43rd St<br>Davie        | 954-483-4507   |
| Mary Jane Knott  | 7951 NW 4th St. Plantation        | 954-257-2845   |
| BILL GARFINKLE   | 7100 LEE ST, HWD                  | 954-981-3512   |
| Bob DeLand       | 9400 SW 55 CT                     | 954-434-0055   |
| Steven Garfinkle | 7100 Lee St Hwyd                  | (954) 801-7183 |
| Tom Truex        |                                   | 954-792-6800   |
| Conceivie DeLand | 8400 SW 55th Ct                   | 954-434-0055   |
| NANCY KORD       | 8220 SW 55 CT                     | 954-434-1143   |
| JON WILSON       | 8240 SW 55 CT                     | 954-214-4736   |
| GREG LEONARD     | 6230 Wilkes Rd<br>Coconut Springs | 954 341 8598   |
| Aaron Batchelor  | 5500 S. PINE ISLAND               | (954) 770-6681 |
| Andrew Batchelor | 1151 Muskogee Pl.                 | (618) 709-2460 |
| Karen Gallagher  | 8320 SW 55 CT                     | (954) 434-3117 |

PINE ISLAND MONTESSORI  
PUBLIC PARTICIPATION MEETING II  
MAY 6, 2008

| NAME                | ADDRESS                                   | PHONE NUMBER   |
|---------------------|---|----------------|
| Richard Zakewski II | 8560 NW 29 St.                            | (954) 478-4535 |
| Kevin Gorfinkle     | 7100 Lee St                               | (954) 981-3512 |
| Melanie Elms        | 12909 NW 28th St                          | 954 441-6222   |
| Renworth McFarlane  | 10732 NW 10th<br>Pembroke Pines, FL 33026 | 954-436-1184   |
| Susan LeSage        | 17857 SW 4th Ct.<br>Pembroke Pines, FL    | 954 444-5050   |

## Exhibit 5 (*Public Participation Report*)

### SUMMARY OF DISCUSSION AT PUBLIC PARTICIPATION MEETING I MAY 1, 2008

Phone Calls received prior to meeting from: Mr. Bob DeLand and Ms. Nancy Lord. Both residents expressed concerned about the desire for landscaping adjacent to the school site.

#### Summary of Discussion:

Out of the 125 notices that were mailed out, 4 residents from the neighboring community were in attendance. The issues that were raised were:

- 1) Consent Agreement: the Applicant and the neighboring residential community, those living on SW 55<sup>th</sup> Court, discussed the Consent Agreement which is an agreement developed between the residents and was a result of the a code enforcement action following the removal of exotic vegetation after Hurricane Wilma. The Consent Agreement states that once a site plan for the permanent structure(s) is submitted and approved, the Applicant will be required to provide a landscape buffer adjacent to the entire property along SW 55<sup>th</sup> Court.
- 2) The Applicant noted that they were required to remove the exotic vegetation that was blown down from Hurricane Wilma and were also required to remove the sidewalk adjacent to the church because residents living across the street were parking on the sidewalk which made for a dangerous condition.
- 3) In turn, the Applicant removed the sidewalk and made corrections to the sloping/berm on the church property to ensure the slope was constructed in a safe manner.
- 4) Based on the Consent Agreement, the church explained that the application in process now is a Special Use Application which seeks the approval to remove the old modular unit from the school site and replace that modular with four, new modular units. The Applicant explained they are not in a financial position to construct the permanent school and church facilities at this time, however, the school would like to make needed upgrades to the modular structures in order to provide a safer environment for the school children that attend the school. The school is willing to place landscaping (shrubby) adjacent to the school property in order to provide a buffer adjacent to SW 55<sup>th</sup> Court.
- 5) The desire of the residents is for a ficus hedge to be placed along the boundary of the school property and for the school to clean up the property by removing any excess debris within the property.
- 6) The school agreed that they would be willing to place a ficus hedge along the boundary of the school property, but that they would need to seek the counsel of the Town's Urban Forester to ensure the placement of landscaping.
- 7) The school is willing to put landscaping in place that helps to buffer the school from the adjacent residents, but would like to ensure the landscaping that is put in place is full, grows quickly and would like to choose a species that is affordable so that when the permanent facility is constructed, the landscaping that is put in place could remain in place or be removed, if required, in a cost effective manner.

SUMMARY OF DISCUSSION  
AT PUBLIC PARTICIPATION MEETING II  
MAY 6, 2008

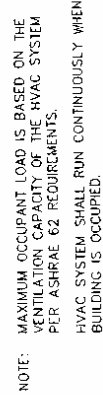
No Phone Calls received prior to the meeting.

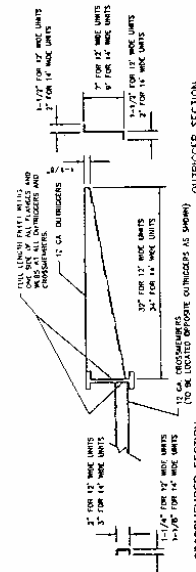
Summary of Discussion:

Out of the 125 notices that were mailed out, 5 residents from the neighboring community were in attendance. The issues that were raised were:

- 1) Consent Agreement: the Applicant and the neighboring residential community, those living on SW 55<sup>th</sup> Court, discussed the Consent Agreement which is an agreement developed between the residents and was a result of the a code enforcement action following the removal of exotic vegetation after Hurricane Wilma. The Consent Agreement states that once a site plan for the permanent structure(s) is submitted and approved, the Applicant will be required to provide a landscape buffer adjacent to the entire property along SW 55<sup>th</sup> Court.
- 2) The Applicant noted that they were required to remove the exotic vegetation that was blown down from Hurricane Wilma and was also required to remove the sidewalk adjacent to the church because residents living across the street were parking on the sidewalk which made for a dangerous condition.
- 3) In turn, the Applicant removed the sidewalk and made corrections to the sloping/berm on the church property to ensure the slope was constructed in a safe manner,
- 4) Based on the Consent Agreement, we explained that the Applicant is not able to submit for site plan to build their permanent facilities, which will include a school and sanctuary, however, the Applicant would be willing to place landscaping adjacent to the school property in order to provide some buffering adjacent to SW 55<sup>th</sup> Court.
- 5) The desire of the residents is for a ficus hedge to be placed along the boundary of the school property; however one resident spoke about the white fly which is attacking ficus hedges and asked if the school could entertain another species of vegetation be used.
- 6) The Applicant agreed that they would be willing to look at other vegetation alternatives and that the school would ask the Town's Urban Forester for his recommendation for the type of vegetation to be used and discuss the placement of the vegetation along the boundary of the school property.
- 7) The Applicant is willing to put landscaping in place that helps to buffer the school from the adjacent residents, but would like to ensure the landscaping that is put in place is full, grows quickly and would like to choose a species that is affordable so that when the permanent facility is constructed, the landscaping that is put in place could remain in place or if required, be removed in a cost effective manner.
- 8) The residents asked when the permanent facility would be built, but the Applicant is not in a position to know when the permanent facility will be erected. It is the Applicant's hope to have the school completed first, however, once under construction the look of the site would change drastically as retention would eventually be placed in the location of the current school site and the fear is to place vegetation in certain areas that may be destroyed as a result of the construction of the permanent facility.

Date 6-14-00 Plan No. 1915-1507  
Approved by CLAYTON E. BARROWS





CROSSMEMBER SECTION

1. L.A. SQUARE FEET NET AREA OF ATIC VENTILATION TO BE PROVIDED BY CABLE AND/OR VENTS, PER MODULE.

SEE MECH. NOTES FOR CEILING DUCT SPECIFICATIONS

RIM MEMBER 2x3 SPS#3 MINIMUM

20 GA. X 1-1/2" STEEL STRAP FROM TRUSS TO WALL STUD @ 16" O.C. WITH 2x4 WALL STUDS PER STRAP (TYPICAL SIDEWALLS)

CHIMNEY STUDS 2x4 SPS#3 AT 16" O.C. TO BE LOCATED DIRECTLY OVER WALL STUDS

SHOULDER PLATE 2x4 SPS#3 AT 16" O.C. TO BE LOCATED DIRECTLY OVER WALL STUDS

PLAN FOR SPECIFICATIONS SEE FLOOR PLAN FOR SPECIFICATIONS

SOLE PLATE 2x4 SPS#3

CHIMNEY STUDS 2x4 SPS#3 AT 16" O.C.

2x12 PLYWOOD STUDS-FLOOR, T & B, 2x12 PLYWOOD STUDS-FLOOR, T & B, 2x12 PLYWOOD STUDS-FLOOR, T & B

20 GA. X 1-1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST AT OPENING STUDS AND 2x4 WALL STUDS PER STRAP (TYPICAL SIDEWALLS & EXTERIOR WALLS)

1-2x12 X 1-1/2" LAG SCREW THROUGH FLANGE INTO JOIST AT EACH OUTRIGGER

OUTRIGGER AND CROSSMEMBER SPACING @ 8' O.C. MAXIMUM



RIDGE BEAM CONSTRUCTION

ONE LAYER OF 1-1/2" X 24" MICRODAM, EACH MODULE

NOTES:

1. MICRODAM SHALL BE 2000 PSI

2. BEAMS SUPPORTED BY TYPICAL COLUMNS MUST EXTEND CONTINUOUS OVER COLUMNS

3. THE TOP OF THE MICRODAM SHALL BE PLACED ON THE TOP OF THE BEAM

4. LATERAL SUPPORT OF BEAM SHALL BE PROVIDED BY THE MICRODAM

5. THE MICRODAM SHALL BE PLACED ON THE TOP OF THE BEAM

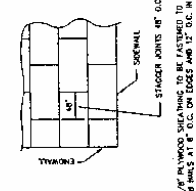
6. THE MICRODAM SHALL BE PLACED ON THE TOP OF THE BEAM

7. THE MICRODAM SHALL BE PLACED ON THE TOP OF THE BEAM

8. THE MICRODAM SHALL BE PLACED ON THE TOP OF THE BEAM

9. THE MICRODAM SHALL BE PLACED ON THE TOP OF THE BEAM

10. THE MICRODAM SHALL BE PLACED ON THE TOP OF THE BEAM



ROOF SHEATHING DETAIL

3x8 PLYWOOD SHEATHING TO BE FASTENED TO STUDS WITH 30 NAILS AT 16" O.C. ON EDGES AND 12" O.C. IN FIELD.

STAGGER JOISTS AT 16" O.C.

SET APPROVED PACKAGE FOR CEILING TO WALL FASTENING REQUIREMENTS

1-2x12 X 1-1/2" LAG SCREW THROUGH FLANGE INTO JOIST AT EACH OUTRIGGER

OUTRIGGER AND CROSSMEMBER SPACING @ 8' O.C. MAXIMUM

SHOULDER PLATE 2x4 SPS#3 AT 16" O.C. TO BE LOCATED DIRECTLY OVER WALL STUDS

CHIMNEY STUDS 2x4 SPS#3 AT 16" O.C. TO BE LOCATED DIRECTLY OVER WALL STUDS

SOLE PLATE 2x4 SPS#3

CHIMNEY STUDS 2x4 SPS#3 AT 16" O.C.

2x12 PLYWOOD STUDS-FLOOR, T & B, 2x12 PLYWOOD STUDS-FLOOR, T & B, 2x12 PLYWOOD STUDS-FLOOR, T & B

20 GA. X 1-1/2" STEEL STRAP FROM WALL STUD TO FLOOR JOIST AT OPENING STUDS AND 2x4 WALL STUDS PER STRAP (TYPICAL SIDEWALLS & EXTERIOR WALLS)

1-2x12 X 1-1/2" LAG SCREW THROUGH FLANGE INTO JOIST AT EACH OUTRIGGER

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OUTRIGGER AND CROSSMEMBER SPACING @ 8' O.C. MAXIMUM

SHOULDER PLATE 2x4 SPS#3 AT 16" O.C. TO BE LOCATED DIRECTLY OVER WALL STUDS

GENERAL CROSS SECTION NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY WITH ASTM A36, YIELD STRENGTH - 36 KSI
2. ALL LAG SCREWS MUST COMPLY WITH ANSI/ASME B11.1.

CUSTOM CRAFT MANUFACTURING

|                            |                        |                  |            |
|----------------------------|------------------------|------------------|------------|
| DATE: 8-6-88               | SCALE: 1/4" = 1'-0"    | REVISED: 1/11/88 | BY: T.C.V. |
| CUSTOM CRAFT MANUFACTURING | CODES: INC. FL.        | REVISED: 1/11/88 | BY: T.C.V. |
| LABELS: INC. FL.           | REVISED: 1/11/88       | BY: T.C.V.       | 3 OF 3     |
| S/N: 6401-6402             | EDUCATIONAL: 24" X 36" | PER NO.:         | 1915-1987  |

EXTERIOR FINISH MATERIAL

- ROOF - 30 GAUGE GALVANIZED METAL ROOF COVERING INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- WALL - 2016 INCH ALUMINUM SIDING OVER APPROVED MOISTURE BARRIER AND/OR BRACING MATERIAL.

INTERIOR FINISH MATERIAL

- CEILING - 1/2" MINIMUM CYCLOPS BOARD INSTALLED PER MANUFACTURER'S SPECIFICATIONS. (PRE-FINISHED)
- WALL - 3/4" DRYWALL WITH COVERED CYCLOPS BOARD THROUGHOUT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- FLOOR - 3/4" BLDG. TILE IN BATHROOM AND CLOSET (SEE WHERE).

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- ROOF - 30 GAUGE GALVANIZED METAL ROOF COVERING INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
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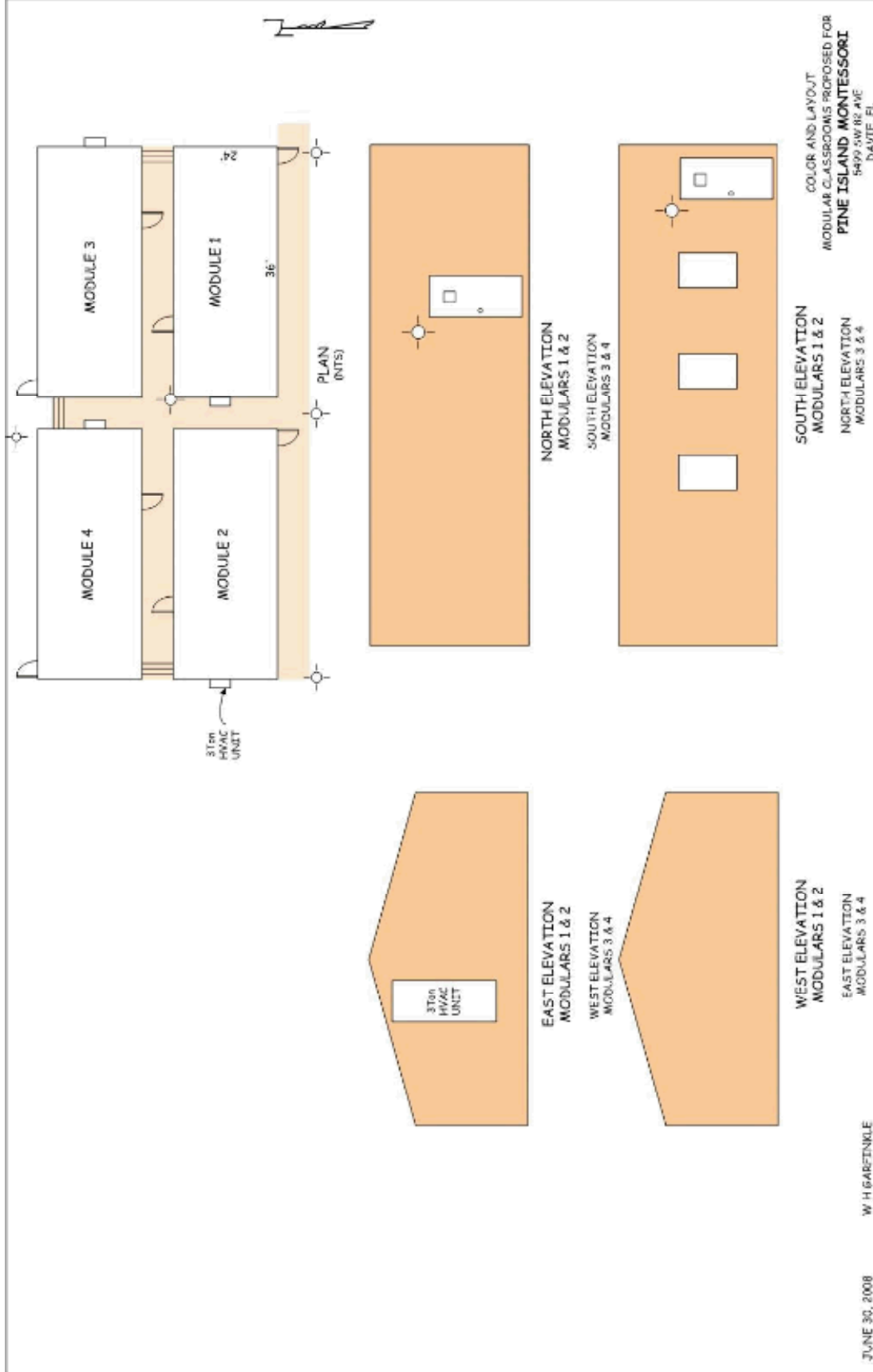


Exhibit 7 (*Future Land Use Plan Map*)

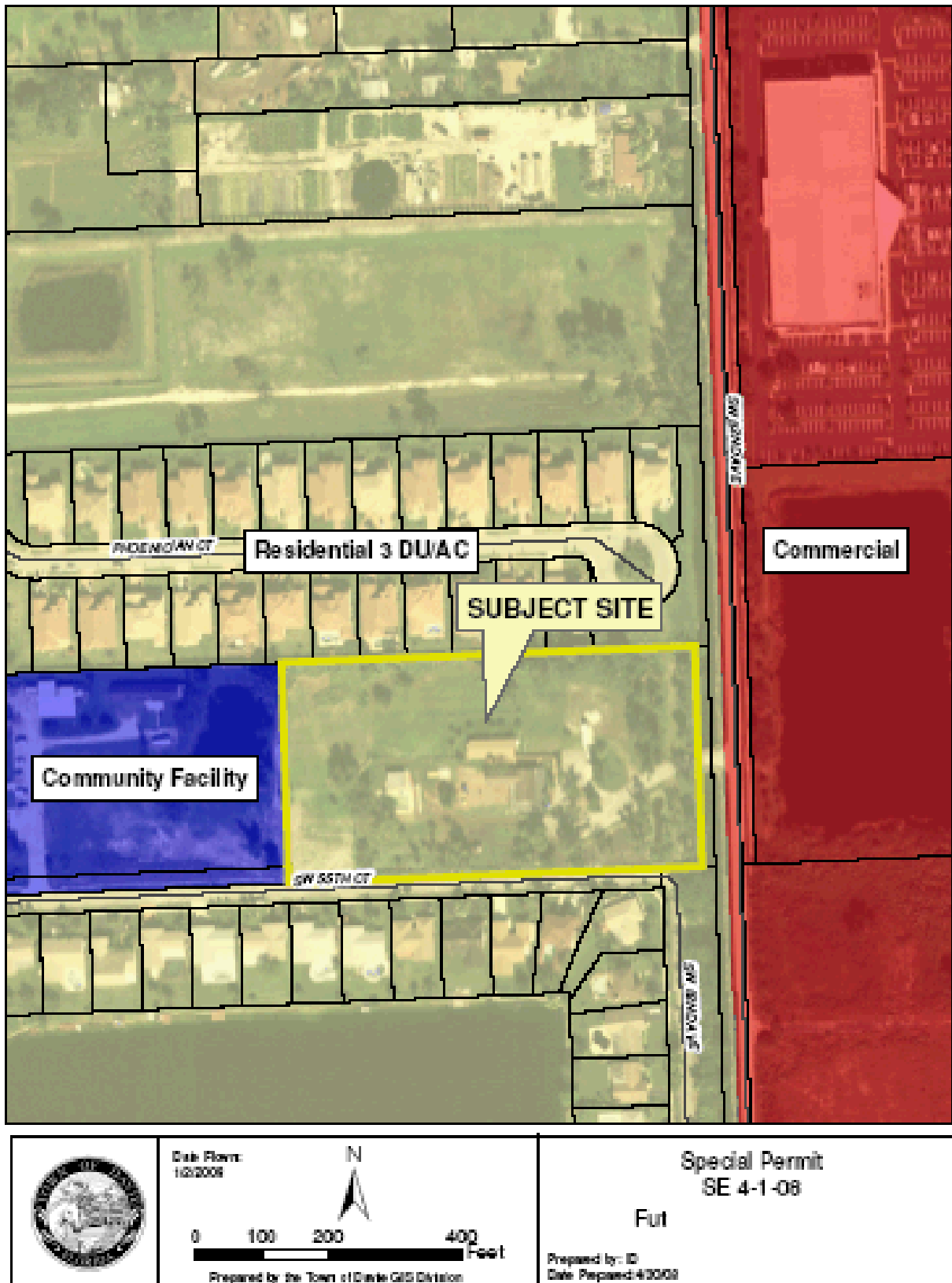




Exhibit 8 (Aerial, Zoning, and Subject Map)





DEVELOPMENT SERVICES DEPARTMENT  
CODE COMPLIANCE DIVISION

6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399  
PHONE: 954.797.1121 • FAX: 954.797.1119 • WWW.DAVIE-FL.GOV

## CONSENT AGREEMENT

CODE COMPLIANCE CASE NO. 07-307

SMH DATE 03/20/2007

Agenda Item # 4.12

**BY AND BETWEEN:**

**THE TOWN OF DAVIE CODE COMPLIANCE DIVISION,  
AND**

**RESPONDENT(S): Pembroke Park Child Care Center Inc.**

**PROPERTY: 5501 SW 82 Avenue,**

**Town of Davie Code Compliance Division on date 03/19/2007.**

Respondent DAVID FINE (X) In Person ( ) By Telephone (954) 434-2425  
(PRINT)

Respondent Signature: [Signature]

PLEASE BE ADVISED THAT BY ENTERING INTO THIS CONSENT AGREEMENT TO A FINAL ORDER IN THIS CODE COMPLIANCE CASE, I AM ACKNOWLEDGING THAT I HAVE THE LEGAL AUTHORITY TO BE BOUND BY ALL CONDITIONS THEREBY RELATED TO THIS CASE IN ANY PENDING AND FUTURE LEGAL ACTION. I HAVE BEEN INFORMED OF MY RIGHT TO A HEARING BY THE CODE COMPLIANCE DIVISION AND I HAVE VOLUNTARILY DECIDED TO FOREGO MY SCHEDULED HEARING. I FULLY UNDERSTAND THAT I MAY CONTACT AN ATTORNEY FOR LEGAL REPRESENTATION AT ANY TIME.

**AGREED ORDER TO REMAIN IN COMPLIANCE. ALL CITED VIOLATIONS ARE IN COMPLIANCE AT THIS TIME.**

**Code Section 12-374 – Site Plan Modification**

1. Landscape Site Plan shall be submitted and approved by full and public review of the issues related thereto, including but not limited to landscape buffer along SW 55 Court, etc., in the new proposed site plan; If said site plan is not undertaken, then action by the Town is not prohibited to define its use as per SP 2-2-88 previously approved by the Town of Davie.
2. 26-22 Tree Removal Permit - In compliance
3. 26-23(b) Tree Removal Permit - In Compliance
4. 26-28 Tree Replacement – (See #1 above)

*WE HAVE NEVER SEEN THIS*

**AGREED ORDER TO ACHIEVE COMPLIANCE FROM DATE** \_\_\_\_\_

1. Code Section 12-33 (U) Nuisance: Excessive grade differential at road edge
2. Code Section 12-328 – Engineering Permit Required: Engineering Permit shall be undertaken to modify existing dangerous nuisance condition of excessive angle of grade repose at the southern boundary of the school parcel. Such remedial action must be completed within sixty (60) days of Agreed Order.

Code Compliance Official [Signature]

Date 4-10-07

BE ADVISED: Failure to completely correct all violations as required may result in the Town of Davie Special Magistrate taking legal action against you. Florida statutes authorize the Code Compliance Special Magistrate to levy fines of up to \$250 a day per code violation and up to \$500 a day for repeat violations and the imposition of a lien as provided by F.S. 162.09.

EXHIBIT # 1

07-307

4-10-07

MF

CONSENT ORDER FORM 07-307



THE TOWN OF DAVIE, Broward  
County, Florida, A Florida  
Municipal Corporation,  
Petitioner,

TOWN OF DAVIE CODE  
ENFORCEMENT SPECIAL MAGISTRATE

CASE NO. 07-307

v.

PEMBROKE PARK CHILD  
CARE CENTER INC.,  
Respondent.

\_\_\_\_\_ /

**FINAL ORDER**

**THIS MATTER** having come before the TOWN OF DAVIE, SPECIAL MAGISTRATE, for Final Hearing, pursuant to notice, on the 10<sup>th</sup> day of April, 2007, and the SPECIAL MAGISTRATE having heard the statement of the Town Code Enforcement Officer, and having reviewed the Town File in the matter, and having been advised of and having reviewed the Consent Agreement executed by Respondent in this matter, finds and orders as follows:

1. That the Consent Agreement in Code Compliance Case No. 07-307, entered into by and between the Town of Davie Code Compliance Division and Respondent PEMBROKE PARK CHILD CARE CENTER INC., is hereby ACCEPTED, and is attached hereto and incorporated herein this Final Order in its entirety.

As a result, the Special Magistrate finds that Respondent has violated those section(s) of the Davie Town Code referenced therein said Consent Agreement, and that certain of said Davie Town Code Violation(s) were corrected, and certain of said Davie Town Code Violation(s) continued to exist at the time of the Final Hearing in this matter.

2. That Respondent shall hereafter continuously comply with respect to said Davie Town Code Violation(s) that have been corrected and dismissed, and that Respondent shall within the time stated for compliance with respect to those items that have not been corrected, comply with the aforesaid Davie Town Code Section(s) pursuant to the stipulations set forth in the Consent Agreement. Upon the completion thereof, Respondent shall notify the Code Enforcement Officer of the Town of Davie of the fact of such compliance. Respondent shall thereafter continuously



comply with all of the aforesaid Davie Town Code Section(s), and a failure to do so shall be considered a violation of this Order, and the matter will then be set for hearing before the Special Magistrate to consider the assessment of an administrative fine of up to \$250.00 per day per violation, and the imposition of a lien as provided by Section 162.09, Florida Statutes, for each day each such violation shall occur after the date set for compliance hereinabove.

3. The Code Enforcement Officer of the Town of Davie is hereby directed to make an inspection of the subject property upon the expiration of the time proscribed for compliance herein, or, upon receipt of notice from Respondent that Respondent has complied with this Special Magistrate's Order, and thereafter from time to time to ensure compliance herewith, and to promptly report his findings regarding such inspection(s) to the Special Magistrate.

4. In the event that the Code Enforcement Officer shall report to the Special Magistrate that the Respondent has failed to comply with this Special Magistrate's Order as set forth herein, the Special Magistrate shall then consider the matter of an administrative fine and lien as set forth in section 162.09, Florida Statutes, and the Special Magistrate retains jurisdiction over this matter for such purpose.

**DONE AND ORDERED** in Davie, Broward County, Florida this 10<sup>th</sup> day of April, 2007.

TOWN OF DAVIE

BY: 

ALAN L. GABRIEL, ESQUIRE  
SPECIAL MAGISTRATE

Copies furnished:  
PEMBROKE PARK CHILD  
CARE CENTER INC..  
(CERTIFIED MAIL)  
Clerk, Special Magistrate Hearing  
Town Prosecutor  
Code Inspector

DAVIE/07-307.W3-W4

